



# FORESTERS COTTAGE SHILLINGTON ROAD

PIRTON





## Foresters Cottage Shillington Road

Pirton

Hertfordshire SG5 3QJ

Guide Price £575,000

Viewings to commence from Friday 10th January.

Centrally located within this popular North Hertfordshire village and well placed for all village amenities, a beautifully presented and cleverly extended semi detached cottage that stands on an impressive landscaped plot with ample off-street parking and electric charging point.

The subject of considerable renovation and updating, this beautifully presented home retains many period features that harmonise well with modern quality fittings to create a very stylish home.

The accommodation features an entrance lobby and reception hall with exposed oak flooring, a cloakroom, a dual aspect sitting room with an inglenook style fireplace and open fire, refitted kitchen with built-in appliances and utility plus a spacious social dining room that is open plan to the kitchen and also provides attractive views over the south facing garden. Upstairs there are three good sized bedrooms including a master bedroom with an en-suite shower room plus a family bathroom. The windows and doors have been sympathetically refitted with double glazed units and the property is heated via a modern gas fired boiler to radiator central heating system. An insulated contemporary styled garden room has also recently been installed, ideal for those who work from home or are looking for a quiet retreat!

An early viewing is highly recommended in order to appreciate this charming home.

### Viewing

By appointment with Norgans Estate Agents.











## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Solid entrance door providing access to an Entrance Lobby.

#### Entrance Lobby

Radiator. Travertine tiled floor. Moulded skirting boards. Built-in storage cupboard with double access doors and a wall mounted Worcester gas fired combination boiler (last serviced in November 2024), storage shelving and electric consumer unit. Partly glazed door to:-

#### Reception Hall

13'4" x 10'5" (4.06m x 3.18m)

Double glazed window with views over the rear garden. Radiator. Solid oak flooring. Turning staircase providing access to the first floor with oak handrails. Built-in understairs storage cupboard plus an additional built-in cloaks cupboard with hanging rail for coats. Telephone point. High moulded skirting boards. Panelled doors providing access to the Kitchen and Sitting Room. Exposed beams. Door providing access to:-

#### Cloakroom

Fitted with a contemporary style modern white suite featuring a push button concealed cistern low level W.C and corner ceramic wash handbasin with chrome mixer taps. Travertine tiling to splash areas. Heated towel rail. Double glazed window to front. Extractor fan. Recessed spotlighting. Travertine tiled floor. Moulded skirting boards.

#### Sitting Room

13'5" x 11'8" (4.09m x 3.56m)

A light attractive dual aspect room with double glazed windows with

views over the front and rear gardens. Exposed central timber and wall beam. Measurements include a large recess inglenook style fireplace with cast iron grate and iron hood standing on a herringbone patterned reclaimed brick hearth. Storage shelving to recesses. TV point. Moulded skirting boards. Radiator.

#### Kitchen

13'1" x 10'3" (3.99m x 3.12m)

A dual aspect Kitchen with double glazed windows to the side and front. The Kitchen is fitted with a matching range of classic shaker style cream fronted storage units with soft close doors and drawers. Solid oak worksurfaces with matching oak upstands. Single drainer stainless steel sink unit. Four ring gas hob with extractor over (not tested). Fitted double eye level oven (not tested). Integrated dishwasher (not tested). Matching fitted wine rack. Partly ceramic tiled splashback to the hob. Solid oak flooring. Vertical radiator. High moulded skirting boards. Space for an upright fridge freezer. Under unit lighting. Door to Utility. Open plan access to the Dining Room.

#### Dining Room

13'1" x 10'1" (3.99m x 3.07m)

Solid oak flooring. French style double glazed double doors with matching side panels opening to the garden. Vertical radiator. Moulded skirting boards. Television point.

#### Utility

4'1" x 3'9" (1.24m x 1.14m)

Space and plumbing for a stacked washing machine and tumble dryer. Space for a freezer. Double glazed window to the side. Extractor fan. Lighting. Travertine flooring.

### ON THE FIRST FLOOR

#### Landing

Split level landing with panelled doors providing access to all three Bedrooms and Family Bathroom. Radiator.

#### Bedroom One

13'2" x 10'9" (4.01m x 3.28m)

A dual aspect room with double glazed windows with views to the front and rear gardens. Radiator. Moulded skirting boards. Exposed wall beams. Television Point. Door to:-

#### En-Suite

Fitted with a white contemporary style suite featuring a concealed cistern push button low level W.C, corner wall mounted washbasin and shower cubicle with screen door with fixed and flexible shower heads. Travertine tiling to splash areas and floor. Heated towel rail. Moulded skirting boards. Wall light. Extractor fan. Recessed spotlighting. Double glazed window to the front.

#### Bedroom Two

13'5" x 10'6" (4.09m x 3.20m)

A dual aspect room with double glazed windows with views over the front and rear gardens. Access to the loft space. Built-in wardrobe cupboard with hanging rail and top storage locker. Exposed wall beam. Feature exposed brickwork to the chimneybreast. Radiator. Television point. Telephone Point. Additional built-in wardrobe cupboard with hanging rail over the stairs.

#### Bedroom Three

9'11" x 9'9" (3.02m x 2.97m)

Double glazed window with attractive views over the rear garden. Radiator. Recessed spotlighting. Eaves storage cupboards.



### Family Bathroom

Fitted with a modern contemporary style suite featuring a concealed cistern push button low level W.C, wall mounted washbasin with chrome mixer taps and panelled bath with central wall mounted chrome taps and fitted shower plus shower screen. Recessed spotlighting. Extractor fan. Heated towel rail. Partly travertine tiled walls. Travertine tiled floor.

### OUTSIDE

#### At the Front

The property is set well back from Shillington Road and is approached via a private driveway to the right hand side of Knowl House. The front garden features two circular lawns with extensive and well stocked flower and shrub borders with a meandering gravelled pathway with lavender edging providing access to the front door. Situated within the front garden is a substantial 14ft (4.2m) X 6ft(1.8) Timber Shed plus a log store and a gated pathway providing access to the rear garden. Gravelled parking area for 2-3 cars including an electric Pod Point charging point.

#### Rear Garden

To the rear of the property is a pretty cottage style garden that is enclosed by panelled fencing and hedge screening. The well stocked rear garden is well planted with a wide variety of flowers and shrubs and offers a good degree of privacy. Steps lead up to a further lawned area.

#### Garden Room

12'1 x 7'1 (3.68m x 2.16m)

A contemporary styled modern Garden Room that is highly insulated and predominately clad in Cedar. With double glazed French style entrance doors with attractive views over the garden



and matching picture side window. Various power points and recessed spot lighting. Oak effect flooring. Hard wired ethernet cabling. Wall mounted electric heater with Wi-Fi enabled controller.

### FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

### COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band D. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

### FLOOR AREA

Approx 102sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

### EPC RATING

Current C: Potential B.

### SERVICES

All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

### VIEWINGS

Norgans are committed to providing COVID19 safe viewings, and in order to protect the health, safety and well being of our staff, vendors and prospective buyers we have implemented changes to our viewing policy.

Please be aware that you will be required to wear a mask during the

course of the viewing and hand sanitise on arrival at the property. You must advise us immediately if you develop symptoms or are required to self isolate.

### GDPR

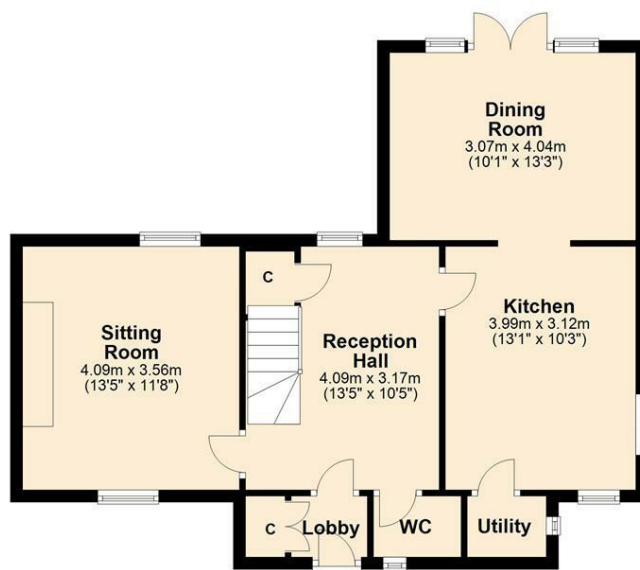
Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website [www.norgans.co.uk](http://www.norgans.co.uk).

Ground Floor



First Floor

